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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>360 7<sup>th</sup> St SE</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>6B</b>	<input checked="" type="checkbox"/> Concept
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>May 27, 2021</b>	<input type="checkbox"/> New Construction
Case Number:	<b>21-320</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Mike Schuster seeks concept review for construction of an aluminum canopy structure in front of a non-contributing mixed-use building in the Capitol Hill Historic District.

**Property Description**

The subject property is a commercial storefront in a larger mixed-use development built in 2017. Currently used as a restaurant and wine bar, there is an outdoor seating area in public space that is delineated by tall planters.

**Proposal**

The existing open outdoor seating area would be partially enclosed through the addition of a prefabricated aluminum canopy structure measuring just over thirty-three feet across the face of the building, and between almost nine to thirteen feet off the face of the building. The canopy structure will stand over nine and a half feet tall and have roller shades along the 7<sup>th</sup> Street elevation.

**Evaluation**

Along the opposite (western) side of 7<sup>th</sup> Street are a series of outdoor cafes and patio seating areas for several businesses. All of these are open, with low perforated fencing, and some employing umbrellas. There were community concerns expressed when the outdoor seating area at the subject property was approved because of the solid nature of the planters used, their close grouping, and their height. This canopy structure will be a different approach to outdoor seating in public space for this street.

The existing patio helps to add to the street vitality on the eastern side of 7<sup>th</sup> Street, and to reduce the scale of the newer development at the pedestrian level. This canopy structure will further add to the sense of this as an enclosed space from the street, especially when the roller shades are in use. Though different, this is not an incompatible alteration to the streetscape considering the scale of the subject property.

**Recommendation**

*The HPO recommends the Board find the project to be compatible with the Capitol Hill Historic District, and delegate final approval to staff.*

*Staff contact: Moira Nadal*